

**NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812**

**September 18, 2017
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Monday, September 18, 2017** at 7:00 p.m. at the **Company A Firehouse**, located at 302 Ball Pond Road, New Fairfield, regarding the following applications and appeals.

Continued Application # 25-17: Giafone, 10 Cecelia Lane, for variances to Zoning Regulations 3.0.2A Table of Zoning Requirements, 3.0.5C Private Detached Garage(s), 3.2.5A&B, 3.2.6B Side Setbacks to 10' and 5.6', 3.2.6C Rear Setback to 15', 3.2.7, 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing a new 28'x24' garage, a second floor addition vertical expansion and a new deck. Zoning District: R-44; Map: 10; Block: 8; Lot: 15.

Continued Appeal # 01-17: Cicerone and Arsan, 100 Gillotti Road. Appeal of ZEO's Cease and Desist Order in violation of Zoning Regulations 1.5.2A,B,F&G Prohibited General Uses, 3.1.1C&F Uses Permitted at Right and 8.8.2 Dealers and Repair Licenses, Gasoline and Motor Oil Sales, for operating an illegal in-home auto repair business in a residential neighborhood at their property at 100 Gillotti Road. Zoning District: R-88; Map: 23; Block: 16; Lot: 93.

Continued Application # 28-17: Mandella, 188 State Route 39, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.11, 7.1.1.1A&B and 7.2.3A,B&E for the purpose of constructing an addition, garage, fireplace and larger deck to an existing house. Zoning District: R-44; Map: 10; Block: 5; Lot: 15.

Application # 29-17: Hearth Home Builders LLC, 2 Barn Brook Drive, for variances to Zoning Regulations 3.1.6A Front Setback to 60' and 3.1.6C Rear Setback to 36' for the purpose of constructing a single family house. Zoning District: R-88; Map: 13; Block: 2; Lot: 1.1.5.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot, 7.1.1.2 Improved Lots Not in Validated or Approved Subdivision.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: September 7th and September 14th of the Town Tribune